Rothbury Insurance Brokers
Auckland

PO Box 1596, Auckland 1140
Phone: +64 9 358 4704
www.rothbury.co.nz

BC 209549
595 Laurie Southwick Parade
Gulf Harbour
Whangaparaoa 0930
New Zealand

Tax Invoice

REFERENCE	INVOICE NUMBER	GST NUMBER
CL240842 - PK491614v1	IN17327969	110-385-161
EFFECTIVE DATE	**INVOICE DATE**	**PERIOD OF INSURANCE**
31 March 2026	31 March 2026	31-03-2026 to 31-03-2027

Invoice Detail

Package Charge[1]	$	32,886.42
Natural Disaster Charge[1]	$	8,646.63
Natural Hazards Insurance Levy	$	19,680.00
Fire & Emergency Levy	$	4,899.50
GST	$	9,916.88
INVOICE TOTAL[2]	**$**	**76,029.43**

The package has been renewed for the period 31/03/2026 to 31/03/2027

Strata Plus Package Breakdown

Strata Plus Material Damage	$	74,568.02
Strata Plus Public Liability	$	619.24
Strata Plus Statutory Liability	$	222.93
Strata Plus Body Corporate Liability	$	619.24
PACKAGE TOTAL	**$**	**76,029.43**

FOLLOW US

YouTube LinkedIn

YOUR BROKER IS
Fiona Jamieson

Commercial Broker

DDI +64 9 355 7341
MOB +64 21 278 6982
EMAIL fiona.jamieson@rothbury.co.nz

Or, if absent, Ricky Rodrigues, ricky.rodrigues@rothbury.co.nz

1 The Package Charge and Natural Disaster Charge include insurer premium and broker revenue (being our service margin and insurer paid brokerage). Broker revenue enables us to deliver and maintain a high service level and to cover the administration and processing costs related to managing and arranging your insurance requirements. Our broker revenue is further explained in the Rothbury Terms of Business. Please refer to your broker for a copy of our guide.
2 The Invoice Total includes insurer premium, broker revenue, all government levies and GST.
3 We have payment arrangements with insurers as provided in the Insurance Intermediaries Act 1994 and as a result we earn investment income from handling premium funds.

CLIENT
BC 209549

REFERENCE
CL240842 - PK491614v1

INVOICE NUMBER
IN17327969

PAYMENT DUE 31 March 2026

Pay by Instalment

The amount shown is for 12 monthly instalments (alternative options available) and includes interest and an establishment fee.
Pay by direct debit from your bank account or credit card.

Pay by Credit Card

For payments made by credit card a 1.5% convenience fee is charged. We do not receive any income from the convenience fee.

Pay by Internet Banking

Account Name: Rothbury Insurance Brokers
Account: 03-0252-0833615-29
Reference: CL240842
Code: PK491614v1

Click on your preferred payment option below to complete online

DIRECT DEBIT $6,804.06	VISA MasterCard $76,029.43	INTERNET BANKING $76,029.43

BC 209549

595 Laurie Southwick Parade
Gulf Harbour
Whangaparaoa 0930
New Zealand

Client Reference: CL240842
Broker: Fiona Jamieson
Processed By: Ricky Rodrigues
Generated: 31 March 2026

Coverage Summary - Strata Plus Package

PK491614-1
Period of Insurance: 31/03/2026 - 31/03/2027

Transaction: REN
Effective Date: 31/03/2026

COVER	TRANSACTION	COVER AMOUNT	POLICY TOTAL
Strata Plus Material Damage	**Renewal**	**$34,100,000**	**$74,568.02**
595 Laurie Southwick Parade, Gulf Harbour, Whangaparaoa 0930, New Zealand			
Residential Building - 41 Terraced Homes	Renewal	$31,350,000	
Loss of Rent	Renewal	$2,500,000	
Additional Increased Cost of Working	Renewal	$200,000	
Claims Preparation Costs	Renewal	$50,000	
Strata Plus Public Liability	**Renewal**	**$10,000,000**	**$619.24**
Anywhere in, New Zealand			
Limit of Indemnity	Renewal	$10,000,000	
Strata Plus Statutory Liability	**Renewal**	**$1,000,000**	**$222.93**
Anywhere in, New Zealand			
Limit of Indemnity	Renewal	$1,000,000	
Strata Plus Body Corporate Liability	**Renewal**	**$1,000,000**	**$619.24**
Anywhere in, New Zealand			
Limit of Indemnity	Renewal	$1,000,000	
PACKAGE TOTAL			**$76,029.43**

COVER	COVER AMOUNT
Strata Plus Material Damage	**$34,100,000**

Broker Reference PL1223014-1

Underwriter Agency	INSURER REFERENCE	%
NZ Underwriting Agencies Ltd	6000191482	100.00%

DESCRIPTION	COVER TYPE	COVER AMOUNT	NATURAL DISASTER / NHCOVER	EXCESS
595 Laurie Southwick Parade, Gulf Harbour, Whangaparaoa 0930, New Zealand				
Residential Building - 41 Terraced Homes		**$31,350,000**	**$31,350,000**	**$500**
Loss of Rent	**Indemnity**	**$2,500,000**	**$2,500,000**	**$0**
Additional Increased Cost of Working		**$200,000**	**$200,000**	**$0**
Claims Preparation Costs		**$50,000**	**$50,000**	**$0**

Policy Details

Insured Body Corporate # 209549 "Marina Views"

Business Residential Body Corporate

Description

Asset Description:
41 three level terraced homes contained within six blocks.

Construction:
Concrete foundations, plaster and weatherboard exterior cladding, aluminium joinery, concrete tile roofing, particle board flooring, plasterboard internal linings, tiled decks, landscaped courtyards with plaster and metal fencing. Single internal garage. Common property development comprises a stone wall with two security gates, asphalt site sealing, concrete kerbs and gardens. Underground services.

Construction Date:
Circa 2001.

Use/Occupation:
Residential.

Land Contour:
Near level.

Subsoil Type:
Unknown.

Other Details:
The following insurance assessment relies upon information gathered from our original inspection and is completed in 2001. As an internal reinspection has not been undertaken our assessment excludes the value of any further building work or fit-out undertaken following this date.

Inflation and construction costs are likely to change over the insurance period. Please refer to Section 1.0 for further details.

Occupancy
Residential property body corporate operation - 41 three level terraced homes contained within six blocks

Valuation Date Inspection Date: 4 February 2025
Opteon Invoice # 19677074

Standard Excess
Standard $500
Burglary and Malicious Damage $1,000
Unoccupied Residential units $1,000
Owner Occupied Residential units $250
Tenanted Residential units $400
Common areas $500
Theft $2,500
Illegal Substances $2,500

Water Damage of any Form $5,000 each and every event

Natural Disaster Excess
NZI Steadfast Material Damage 1220
Post 1935 building risks:
The region of Auckland
- 1% of the site sum insured, minimum $2,500 where the building was constructed 2004 onwards; otherwise, 2.5% of the site sum insured, minimum $2,500

The regions of Northland, Otago, Southland, Waikato, Tauranga City and Taranaki
- 2.5% of the site sum insured, minimum $2,500
The Wellington Region (including Kapiti Coast, the Hutt Valley and South Wairarapa)
- 5% of the site sum insured, minimum $5,000
The rest of New Zealand
- 5% of the site sum insured, minimum $2,500
Pre 1935 building risks:
All regions;
- 10% of site sum insured, minimum $10,000

The excess will apply across the aggregate of all Material Damage and Business Interruption claims from any one event at each common site.

BI Indemnity Period
24 months

Automatic Extensions
NZI Steadfast Material Damage 1220 plus Totara Mixed Use 0324 endorsement
Unless expressly stated otherwise, any amounts payable under these Automatic Extensions are included within 'What We Will Pay - A. Maximum Amount Payable'. They are not additional.

Alternative Residential Accommodation - Limit $50,000 per residential unit, $2,500,000 per event
Burglary Cover - Included
Capital Additions - Limit 10% of Building and Contents sum insured, or $1,000,000 in total for both, whichever is less, during any annual period
Docks, Piers, Wharves & Road Bridges Cover - Limit $100,000 any event at any one situation
Electric Motors (not exceeding 10kw (13.4 hp) - Limit $10,000 per event
Electronic Data and Software - included
Employee Effects - Limit $5,000 any event, per person, and contents sum insured in total during annual period
Expediting Costs Cover – Reasonable costs included
Fire Fighting Equipment - Limit $10,000 during any annual period
Hidden Gradual Damage - Limit $25,000 each event, and $100,000 all events, in the period of insurance
Illegal Substances
  Each residential unit including landlord’s contents - Limit $50,000
  All common property and common areas - Limit $50,000 in total
  All Illegal Substances claims per insurance period - $250,000 in total
Infrastructure - Limit $25,000 any event at any one situation
Inventory - Included
Landlord’s fixtures & fittings - Limit $35,000 for landlord’s contents in each residential unit, $2,000,000 in total during the annual period
Landslip and Subsidence - Limit $1,000,000 any one situation in any annual period, $10,000 excess each event
Malicious damage by tenants - Limit $50,000 per residential unit, $250,000 during the annual period
Money Cover
  Money A - $20,000 any event
  Money B - $2,000 any event
Property Under Construction - Limit $1,000,000
Protection Costs - Limit $100,000 during the annual period
Redundant Foundations - Included
Redundant Plant and Stock - Included
Refrigerated Goods - Limit $10,000 during the annual period
Removal of water from basement - Limit $2,000 per event
Rewards Cover - limit $10,000 each event, $20,000 during the annual period
Social Club Cover - Included
Stolen Keys - Limit $50,000 any one unit during the annual period, $250,000 total during the annual period
Stress payment - Limit $2,000 per residential unit owner, $50,000 each event and in the annual period
Sustainable Rebuilding costs - Limit $500,000
Temporary Removal Cover - Included
Tenanted Premises - Limit $20,000 during the annual period
Theft Cover - Included, $2,500 excess each event
Transit Cover - Limit $25,000 any event
Unharmed Property Cover - Included
Unspecified Locations - Limit $50,000 for any event, or Contents &/or Stock sum insured, whichever is less

Additional costs you are covered for
Costs of Compliance - included
Demolition Costs - included
Demolition Costs (Asbestos) - 5% of site sum insured, or $25,000, whichever is less
Fees and Other Costs - included
Claim Preparation Costs - Limit $50,000 per event

Items of Insured Property with Limited Cover
Customers Goods – Limit $20,000 during annual period
Site Improvements - Limit 10% of the max amount payable for building(s) at that site, or $500,000, whichever is less
Landscaping – Limit 5% of the max amount payable for building(s) at that site, or $50,000, whichever is less, any one event
Works of Art – Limit $ 25,000 any event

Please refer to the policy wording for full details of cover.

Optional Extensions
Machinery Breakdown - Limit $1,000,000 during the annual period - Included
Natural Disaster cover

Standard Exclusions

Defective Repair and Replacement Work Exclusion, Communicable Disease Exclusion, Cyber Exclusion, Sanctions Exclusion

Standard Exclusions
NZI Communicable Disease Exclusion – Material Damage NZ7195/2 01/21

Your Material Damage/Business Assets and Business Interruption Policy is amended as follows:
Notwithstanding any provision to the contrary in this policy or any other endorsement thereto:

This policy does not cover any loss, damage, liability, claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any:
1. Communicable Disease;
2. notifiable organism or disease under the Biosecurity Act 1993;
3. fear or threat (actual or perceived) or action taken to control or prevent or suppress any of the diseases, conditions or circumstances described in this exclusion.

Subject to the other terms, conditions and exclusions of this policy, this exclusion will not apply to physical damage to property insured or any Time Element Loss directly resulting therefrom where such physical damage is directly caused by or arising from any of the following perils: fire, lightning, explosion, aircraft or vehicle impact, falling objects, windstorm, rainstorm, hail, tornado, cyclone, typhoon, hurricane, landslip, earthquake, seismic and/or volcanic activity, tsunami, flood, freeze, weight of snow or ice, avalanche, meteor/asteroid impact, riot, riot attending a strike, civil commotion, vandalism, malicious mischief.

Definitions
Communicable Disease means any disease which can be transmitted by means of any substance or agent from any organism to another organism where:
(a) the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation thereof, whether deemed living or not, and
(b) the method of transmission, whether direct or indirect, includes, but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
(c) the disease, substance or agent can cause or threaten damage to human health or human welfare or can cause or threaten damage to, deterioration of, loss of value of, marketability of or loss of use of property.

Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Standard Exclusions
NZI Cyber Exclusion – Material Damage and Business Interruption NZ7194/2 01/21

Your Material Damage/Business Assets and Business Interruption Policy is amended as follows:
Notwithstanding any provision to the contrary in this policy or any other endorsement thereto:

This policy does not cover any loss, damage, liability, claim, cost or expense directly or indirectly caused by, contributed to by, resulting from, arising out of, or in connection with any:
1. Cyber Act or Cyber Incident, including any action taken in controlling, preventing, suppressing or remediating any Cyber Act or Cyber Incident; or
2. loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any Data, including any amount relating to the value of such Data.

Subject to the other terms, conditions and exclusions of this policy, exclusion (1.) shall not apply to physical loss or physical damage to insured property or any Time Element Loss directly resulting therefrom where such physical loss or damage is directly caused by any of the following:
1. theft or forcible entry;
2. storm, windstorm, hail, tornado, cyclone, hurricane;
(c) fire, lightning or explosion;
(d) earthquake, volcano activity or tsunami;
(e) flood, freeze or weight of snow;
(f) aircraft impact or vehicle impact or falling objects;
(g) water damage;
(h) loss of or damage to refrigerated goods due to a change in temperature.

Provided that there is no cover where such loss, damage or Time Element Loss is directly or indirectly caused by, contributed to by, resulting from or arising out of or in connection with a Cyber Act.

Definitions
Cyber Act means an unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, or the threat or hoax thereof involving access to, processing of, use of or operation of any Computer System.
Cyber Incident means:
(a) any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any Computer System; or
(b) any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any Computer System.

Computer System means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller and including any similar system or configuration of the aforementioned and including any associated input, output, data storage device, networking equipment or back up facility.
Data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in a form to be used, accessed, processed, transmitted or stored by a Computer System.
Time Element Loss means business interruption, contingent business interruption or other consequential losses covered by the policy.

Standard Exclusions
NZI Defective Repair and Replacement Work Exclusion Policy Endorsement NZ8053/2 02/24

Your policy is amended by the addition of the following exclusion:
This exclusion applies despite anything to the contrary in the policy or in any endorsement.
Defective Repair and Replacement Work
This policy does not insure the costs of putting right defective workmanship or design in any repair or replacement work covered by the policy.
This exclusion applies to the property or part immediately affected as well as any property or parts that need to be demolished, replaced or reinstalled or otherwise made good in order to rectify the defective work or design.

This exclusion does not apply to any resultant sudden and accidental physical loss or damage to separate insured property arising from the above.

Standard Exclusions

Sanctions Exclusion

This policy is amended as follows:

This Sanctions exclusion applies despite anything to the contrary in the policy or any endorsement.

This policy is deemed not to provide any cover, and no payment will be made or benefit provided, to the extent that the provision of such cover, payment, or benefit may breach or risk exposure to any:

1. sanction, prohibition or restriction under United Nations resolutions; or
2. trade or economic sanction, law or regulation of New Zealand, Australia, the United Kingdom, the United States of America or the European Union.

Any equivalent clause applying to the policy is superseded by the Sanctions exclusion above. An equivalent clause may exclude, restrict, or deny cover, payments, services and/or benefits due to any sanction, prohibition, penalty, or restriction of any United Nations resolution, or the trade or economic sanctions, laws, or regulations of any country, and/or the European Union.

Disaster Cover Included

Policy Wording

NZI/Steadfast Material Damage Wording CSR-STE - (12.2020) plus Totara Mixed Use 0324 endorsement
NZI/Steadfast Business Interruption CSP-STE 12.2020

Rating Agency

NZI is a business division of IAG New Zealand Limited. IAG has received a financial strength rating of AA from Standard & Poor's (Australia) Pty Ltd, an approved rating agency. A rating of AA means IAG has a 'very strong' claims-paying ability, as you can see in the scale below.

The rating scale is:
AAA (Extremely Strong) AA (Very Strong) A (Strong)
BBB (Good) BB (Marginal) B (Weak)
CCC (Very Weak) CC (Extremely Weak)
SD (Selective Default) D (Default)
R (Regulatory Supervision) NR (Not Rated)

The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The rating scale above is in summary form. A full description of this rating scale can be obtained from www.standardandpoors.com

COVER	COVER AMOUNT
Strata Plus Public Liability	**$10,000,000**

Broker Reference PL1223015-1

Underwriter Agency	INSURER REFERENCE	%
NZ Underwriting Agencies Ltd	6000191482	100.00%

DESCRIPTION	COVER TYPE	COVER AMOUNT	NATURAL DISASTER / NHCOVER	EXCESS
Anywhere in, New Zealand				
Limit of Indemnity	**Broadform**	**$10,000,000**	**Excluded**	**$500**

Policy Details

Insured Body Corporate # 209549 "Marina Views"

Business Residential Body Corporate

Public Liability Excess

Public and Products Liability - $500 standard, all other excesses apply as per standard policy

Jurisdictional Limit New Zealand

Territorial Limit
New Zealand

Automatic Extensions
NZI Broadform Liability (BRD0318)

Cover includes the following automatic extensions and are subject to policy terms, unless otherwise stated. Some clauses have sub-limits and excess as specified. All sub-limits are included in, and are not in addition to, the limit of Indemnity.
Please see the policy wording for full details of cover.

Advertising Liability - Limit $1,000,000 during the annual period, $1,000 excess each event
Business Advice or Service - Included
Business Travel to a Non-Territorial Country - Included
Care, Custody or Control - Limit $500,000 during the annual period, $1,000 excess each event
Drones – Limit $1,000,000 during the annual period, $1,000 excess each event
Goods Lifted or Carried by Cranes - Limit $250,000 during the annual period, $2,500 excess each event
Hot Work Away from Own Premises - Included
Innkeeper’s Liability - Included
Landlord's Liability - Included
Lost or Stolen Keys - Included
Product Withdrawal Costs (NZ Only) - Limit $100,000 during the annual period inclusive of defence costs, $2,500 excess each event
Punitive or Exemplary Damages - Limit $1,000,000 during the annual period
Service & Repair - Machinery - Limit $250,000 during the annual period, $2,500 excess each event
Service & Repair - Vehicle & Watercraft (max. vessel length 10 Metres) - Limit $500,000 each event, $1,000 excess each event
Tenant's Liability - Included
Underground Services - Included, $2,500 excess each event
Vehicles/Mobile Mechanical Plant Liability - Included
Vibration and Removal of Support - Limit $500,000 during the annual period, $5,000 excess each event

Please refer to the policy wording for full details.

Standard Exclusions
NZI Cyber Exclusion: Broadform Liability 0223
Your policy is amended as follows:
You are not insured for any actual or alleged loss, liability, claim, cost, or expense, directly or indirectly contributed to by, resulting from, arising out of, or in connection with:
(a) a cyber act including any action taken in controlling, preventing, suppressing, remediating, or responding to a cyber act; or
(b) a cyber incident including any action taken in controlling, preventing, suppressing, remediating, or responding to a cyber incident; or
(c) a loss of data resulting from a cyber act or a cyber incident.
This exclusion does not apply in respect of liability arising out of:
(I) damage (for clarity, damage does not include loss of data), or
(II) injury except that injury does not include shock, fright, mental anguish or mental injury.
Definitions
cyber act means an unauthorised, malicious, or criminal act or series of related unauthorised, malicious or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of or operation of any computer system.
cyber incident means:
(a) any error or omission or series of related errors or omissions in creating, amending, entering, deleting or using any data; or
(b) any partial or total unavailability or failure or series of related partial or total unavailability or failures to access or process data.
loss of data means any loss of use, reduction in functionality, repair, replacement, restoration, reproduction, loss, or theft of any data, including any amount pertaining to the value of such data.
data means information, facts, concepts, code or any other information of any kind that is recorded or transmitted in electronic or digital form to be used, accessed, processed, transmitted or stored by a computer system.
computer system means any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller and including any similar system or any configuration of the

aforementioned and including any associated input, output, data storage device, networking equipment or back up facility, whether owned or operated by you or any other party.
damage, injury and you have the same meanings as those provided in the policy.

Standard Exclusions
NZI Communicable Disease Exclusion: Broadform Liability 0223
Your policy is amended as follows:
You are not insured for any actual or alleged loss, liability, claim, cost or expense:
(a) caused by or attributable to a communicable disease, or
(b) directly or indirectly attributable to or in connection with any orders, actions or measures of a public authority (including any act, error, or omission by any person in connection with any such order, action or measure) to control, prevent, respond to, or suppress any diseases, conditions or circumstances described in this exclusion.
communicable disease means any:
(a) disease stated to be a quarantinable disease under the Health Act 1956 or in respect of which a state of emergency has been declared under the Civil Defence Emergency Management Act 2002; or
(b) outbreak of disease declared as a pandemic or epidemic by the World Health Organisation or the New Zealand government or any New Zealand government agency or lawful authority; or
(c) disease declared by the World Health Organisation to be a Public Health Emergency of International Concern (PHEIC).
References in this exclusion to legislation and legislative and official terms include any amended, replacement, re-enacted, successor, equivalent, substituted, corresponding, or similar legislation (including any secondary legislation made under such legislation) and legislative and official terms.

Standard Exclusions
Sanctions Exclusion
This policy is amended as follows:
This Sanctions exclusion applies despite anything to the contrary in the policy or any endorsement.
This policy is deemed not to provide any cover, and no payment will be made or benefit provided, to the extent that the provision of such cover, payment, or benefit may breach or risk exposure to any:
1. sanction, prohibition or restriction under United Nations resolutions; or
2. trade or economic sanction, law or regulation of New Zealand, Australia, the United Kingdom, the United States of America or the European Union.
Any equivalent clause applying to the policy is superseded by the Sanctions exclusion above. An equivalent clause may exclude, restrict, or deny cover, payments, services and/or benefits due to any sanction, prohibition, penalty, or restriction of any United Nations resolution, or the trade or economic sanctions, laws, or regulations of any country, and/or the European Union.

Policy Wording
NZI Broadform Liability (BRD0318)

Rating Agency
NZI is a business division of IAG New Zealand Limited. IAG has received a financial strength rating of AA from Standard & Poor's (Australia) Pty Ltd, an approved rating agency. A rating of AA means IAG has a 'very strong' claims-paying ability, as you can see in the scale below.

The rating scale is:
AAA (Extremely Strong) AA (Very Strong) A (Strong)
BBB (Good) BB (Marginal) B (Weak)
CCC (Very Weak) CC (Extremely Weak)
SD (Selective Default) D (Default)
R (Regulatory Supervision) NR (Not Rated)

The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The rating scale above is in summary form. A full description of this rating scale can be obtained from www.standardandpoors.com

COVER	COVER AMOUNT
Strata Plus Statutory Liability	**$1,000,000**

Broker Reference PL1223016-1

Underwriter Agency	INSURER REFERENCE	%
NZ Underwriting Agencies Ltd	6000191482	100.00%

DESCRIPTION	COVER TYPE	COVER AMOUNT	NATURAL DISASTER / NHCOVER	EXCESS
Anywhere in, New Zealand				
Limit of Indemnity		**$1,000,000**	**Excluded**	**$500**

Policy Details

Insured Body Corporate # 209549 "Marina Views"

Business Residential Body Corporate

Statutory Liability Excess
$500 each and every claim

Territorial Limit
New Zealand

Automatic Extensions
NZI Statutory Liability – Costs in Addition (STL0318)

The following Extensions apply automatically and are subject to the terms of this policy unless stated otherwise. The amounts payable under these Extensions are included within the Limit of Indemnity; they are not in addition to it.
Please refer to the policy wording for full details of cover.

Defence Costs if Acquitted
Enforceable Undertakings
Extended Reporting Period
Mergers & Consolidations
New Subsidiary Companies
Official Investigations
Previous Subsidiary Companies
Statutory Damages & Reparations

Standard Exclusions
NZI Statutory Liability Communicable Disease exclusion
Your policy is amended as follows:
You are not insured for any actual or alleged claim, liability, or cost or expense, or investigation, inquiry, prosecution, proceeding, complaint, fine, statutory damages, or reparation:
(a) caused by or attributable to a communicable disease, or
(b) directly or indirectly attributable to or in connection with any orders, actions or measures of a public authority (including any act, error, or omission by any person in connection with any such order, action or measure) to control, prevent, respond to, or suppress any diseases, conditions or circumstances described in this exclusion.

communicable disease means any:
(a) disease stated to be a quarantinable disease under the Health Act 1956 or in respect of which a state of emergency has been declared under the Civil Defence Emergency Management Act 2002; or
(b) outbreak of disease declared as a pandemic or epidemic by the World Health Organisation or the New Zealand government or any New Zealand government agency or lawful authority; or
(c) disease declared by the World Health Organisation to be a Public Health Emergency of International Concern (PHEIC).
References in this exclusion to legislation and legislative and official terms include any amended, replacement, re-enacted, successor, equivalent, substituted, corresponding, or similar legislation (including any secondary legislation made under such legislation) and legislative and official terms.

Standard Exclusions
NZI Statutory Liability Statutory Damages exclusion
Your policy is amended as follows:
1. The following are deleted from the policy:
1. Section 2.2 (2); and
(b) The words “statutory damages” in Section 4.4, Section 5.1, and Section 5.2.
1. Section 3.6 (a) is deleted and replaced by:
1. the investigation arises out of an event, or potential event, in New Zealand in connection with the business, and
2. Section 3.8 is deleted and replaced by the following:
3.8 Reparations
You are insured for your legal liability to pay reparations that you become liable to pay arising out of your act or omission in New Zealand in connection with the business.
Exclusion 4.16 – ‘Punitive or exemplary damages’ does not apply to claims under this Automatic extension.

4. A new exclusion applies as follows:
4.22 Statutory Damages You are not insured for any statutory damages.

Standard Exclusions

Sanctions Exclusion
This policy is amended as follows:
This Sanctions exclusion applies despite anything to the contrary in the policy or any endorsement.
This policy is deemed not to provide any cover, and no payment will be made or benefit provided, to the extent that the provision of such cover, payment, or benefit may breach or risk exposure to any:

1. sanction, prohibition or restriction under United Nations resolutions; or
2. trade or economic sanction, law or regulation of New Zealand, Australia, the United Kingdom, the United States of America or the European Union.

Any equivalent clause applying to the policy is superseded by the Sanctions exclusion above. An equivalent clause may exclude, restrict, or deny cover, payments, services and/or benefits due to any sanction, prohibition, penalty, or restriction of any United Nations resolution, or the trade or economic sanctions, laws, or regulations of any country, and/or the European Union.

Standard Exclusions	Fines imposed pursuant to the Health and Safety At Work Act 2015
Standard Exclusions	Fines imposed pursuant to the Resource Management Act 1991 - Endorsement (NZ8264 - 12-25)

Policy Wording
NZI Statutory Liability (STL0318)

Rating Agency
NZI is a business division of IAG New Zealand Limited. IAG has received a financial strength rating of AA from Standard & Poor's (Australia) Pty Ltd, an approved rating agency. A rating of AA means IAG has a 'very strong' claims-paying ability, as you can see in the scale below.

The rating scale is:
AAA (Extremely Strong) AA (Very Strong) A (Strong)
BBB (Good) BB (Marginal) B (Weak)
CCC (Very Weak) CC (Extremely Weak)
SD (Selective Default) D (Default)
R (Regulatory Supervision) NR (Not Rated)

The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The rating scale above is in summary form. A full description of this rating scale can be obtained from www.standardandpoors.com

COVER				COVER AMOUNT
Strata Plus Body Corporate Liability				**$1,000,000**

Broker Reference PL1223017-1

Underwriter Agency	INSURER REFERENCE	%
NZ Underwriting Agencies Ltd	6000191482	100.00%

DESCRIPTION	COVER TYPE	COVER AMOUNT	NATURAL DISASTER / NHCOVER	EXCESS
Anywhere in, New Zealand				
Limit of Indemnity		**$1,000,000**	**Excluded**	**$1,000**

Policy Details

Insured Body Corporate # 209549 "Marina Views"

Business Residential Body Corporate

Public Liability Excess

$1,000 standard any one Claim

Jurisdictional Limit New Zealand

Territorial Limit
New Zealand

Sublimit
Defence Costs - The most we will pay for defence costs during the period of insurance for all claims covered by this policy is $5,000,000, or an amount equivalent to the limit of indemnity, whichever is the lesser amount.

Automatic Extensions
NZI Body Corporate Liability 1018
Cover includes the following automatic extensions and are subject to policy terms, unless otherwise stated. Some clauses have sub-limits and excess as specified. All sub-limits are included in, and are not in addition to, the limit of Indemnity.
Please see the policy wording for full details of cover.

Advancement of defence costs – included
Continuity of cover – included
Court attendance costs - $500 per day for a committee member, $20,000 during the period of insurance
Emergency defence costs – 10% of amount payable for defence costs
Estates, legal representatives, and spousal liability – included
Extended reporting period – included
Investigations and inquiries – included
Public relations expenses - $25,000 during the period of insurance, or defence costs limit, whichever is less

Policy Wording
NZI Body Corporate Liability 1018

Rating Agency
NZI is a business division of IAG New Zealand Limited. IAG has received a financial strength rating of AA from Standard & Poor's (Australia) Pty Ltd, an approved rating agency. A rating of AA means IAG has a 'very strong' claims-paying ability, as you can see in the scale below.

The rating scale is:
AAA (Extremely Strong) AA (Very Strong) A (Strong)
BBB (Good) BB (Marginal) B (Weak)
CCC (Very Weak) CC (Extremely Weak)
SD (Selective Default) D (Default)
R (Regulatory Supervision) NR (Not Rated)

The ratings from 'AA' to 'CCC' may be modified by the addition of a plus (+) or minus (-) sign to show relative standing within the major rating categories.

The rating scale above is in summary form. A full description of this rating scale can be obtained from www.standardandpoors.com

Important Information

INSURER'S SOLVENCY / CLAIMS PAYING ABILITY
Rothbury does not analyse insurers solvency or claims paying ability. Rothbury is not able to and makes no representation or gives no warranty as to whether an insurer with which we place your risks is or will continue to be solvent or able to pay your claims under your policy(s). You must make entirely your own decision in that regard. In doing so, you accept you have not and do not rely on Rothbury as to whether any insurer is, or will continue to be, solvent or is, or will continue to be, able to pay your claims under your policy(s). Consequently, you agree Rothbury is not liable in contract, tort (including negligence), equity or otherwise to you for any loss, liability, damages, costs or expenses if an insurer becomes insolvent or is unable to pay claims when they fall due.

POLICY TERMS & CONDITIONS
This schedule is only a summary of the cover provided. Please refer to your Policy Wording for full details of your scope of cover, conditions and exclusions. If you do not have a copy of your Policy Wording please contact our office and we will send a copy to you.
Please notify us immediately of any changes to the risks insured - failure to do so may invalidate your cover.

STANDARD EXCLUSIONS
The following standard exclusions apply: Terrorism, Electronic Data, Asbestos and Building Defects and Mould. Please refer to your Policy Wording for full details.

DUTY OF DISCLOSURE
The Duty of Disclosure is a legal requirement that applies to all insurance contracts. Under the Duty of Disclosure you must disclose all information you know, or could reasonably be expected to know, is relevant to the insurer's decision whether to accept the risk of the insurance and, if so, on what terms. This duty includes, but is not limited to, any circumstances which could increase the risk of a claim, any criminal offence, any cancellation, refusal to renew, or special conditions imposed by another insurer and any previous insurance claim or uninsured loss.
You are required to disclose this information before commencement of cover and before you renew, extend, vary or reinstate your insurance cover. If you do not provide all of this information your insurer may avoid your cover from the commencement of your policy.
Your policy may also include a condition requiring you to notify the insurer of any material change in your circumstances following the start of the policy period. What is a material change will depend on the specific policy condition but it usually includes a change to the circumstances you have previously disclosed to the insurer.
Your Duty of Disclosure and the rights your insurer has if you do not comply with it can be altered by the specific policy wording. So, it is important you read your policy so you know what your insurer wants to know and what your duties are from the outset.

TERMS OF BUSINESS
By instructing us to place cover for you, you agree that our Terms of Business apply to all services provided to you by the Rothbury Group, unless we have agreed otherwise with you in writing. This means you can refer to our Terms of Business for an explanation of terms used in your invoice and cover schedule.

Our Terms of Business also include:
* Our obligations to you as part of the services we provide;
* A summary of the duties our brokers have to you under legislation and regulations;
* Your responsibilities relating to the cover we obtain for you;
* How your insurance costs are to be paid;
* How we are remunerated and a description of our incentives;
* Potential conflicts of interest that could arise and the steps we take to manage these;
* The limits of our liability to you concerning the services we provide;
* How to make a complaint if you are unhappy and our internal process for managing complaints.

This is just a summary of key topics. Our complete Terms of Business can be downloaded from www.rothbury.co.nz.